



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Approved URBAN DESIGN COMMISSION

Wednesday, June 16, 2010

4:30 PM

215 Martin Luther King, Jr. Blvd.
Room LL-110 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

Present: 9 -

Marsha A. Rummel; Dawn O. O'Kroley; Todd R. Barnett; Bruce F. Woods;
Richard L. Slayton; John A. Harrington; Ronald S. Luskin; R. Richard
Wagner and Jay B. Ferm

Excused: 1 -

Mark M. Smith

Smith arrived at 4:34 after approval of the Minutes. Harrington was excused prior to consideration of Agenda Item No. 2. O'Kroley was excused prior to Agenda No. 8. Luskin was excused prior to Agenda Item No. 10.

APPROVAL OF MINUTES

**A motion was made by Wagner, seconded by Ferm, to Approve the Minutes.
The motion passed by the following vote:**

Excused: 1 -

Mark M. Smith

Ayes: 7 -

Marsha A. Rummel; Dawn O. O'Kroley; Todd R. Barnett; Richard L.
Slayton; Ronald S. Luskin; R. Richard Wagner and Jay B. Ferm

Abstentions: 1 -

John A. Harrington

Non Voting: 1 -

Bruce F. Woods

ROLL CALL

Present: 10 -

Marsha A. Rummel; Mark M. Smith; Dawn O. O'Kroley; Todd R. Barnett;
Bruce F. Woods; Richard L. Slayton; John A. Harrington; Ronald S.
Luskin; R. Richard Wagner and Jay B. Ferm

PUBLIC COMMENT

No public comment.

AGENDA OVERVIEW/ANNOUNCEMENTS

- An update on Urban Design Commission members' term renewals and replacements. Woods' term was not renewed; Harrington renewed and renamed the "landscape architect" designee. Luskin resigned and is to be replaced by Henry Lufler, Jr., former eastside aldermanic representative. Melissa Huggins will fill the "design professional" designation. Formal action by the Common Council is scheduled on July 6, 2010. Based on these factors, Woods' final meeting will be on June 30, 2010. Luskin spoke on his resignation, his honor to serve and appreciation of fellow Commissioners and staff. He further noted that this would be his last meeting.

- Staff noted the need to schedule an election of officers at the regular meeting of July 21, 2010 and an appointment of a representative to serve on the State Street Oversight Committee.

A motion was made by Rummel, seconded by O'Kroley, to take Agenda Item No. 4 out of order prior to Agenda Item No. 1 at the request of Ald. Shiva Bidar-Sielaff. The motion was passed by voice vote/other.

PUBLIC HEARING ITEMS

4. [16837](#) 1552 University Avenue - PUD (GDP-SIP) for Wisconsin Energy Institute new laboratory building. 5th Ald. Dist.

The motion for referral provided for address of the following:

- Look at massing elements.
- Show us more bike parking.
- Investigate ways of terminating the view coming from the south on Breese Terrace.
- Be more specific about the landscaping plan.
- Address the retention area and see if that is the most appropriate placement.
- Study bringing the north side of the building further to the east; this might allow you to play around with the mass.
- Study possible design/visual tricks to help it feel lower than it really is, since you can't eliminate that floor.

A motion was made by Rummel, seconded by Barnett, to Refer to the URBAN DESIGN COMMISSION. The motion passed by voice vote/other.

Recused: 1 -
Ronald S. Luskin

Ayes: 8 -
Richard L. Slayton; John A. Harrington; R. Richard Wagner; Jay B. Ferm; Mark M. Smith; Marsha A. Rummel; Todd R. Barnett and Dawn O. O'Kroley

Non Voting: 1 -
Bruce F. Woods

ROLL CALL**Present:** 9 -

Marsha A. Rummel; Mark M. Smith; Dawn O. O'Kroley; Todd R. Barnett;
Bruce F. Woods; Richard L. Slayton; Ronald S. Luskin; R. Richard
Wagner and Jay B. Ferm

Excused: 1 -

John A. Harrington

A motion was made by O'Kroley, seconded by Rummel, to table consideration of Agenda Item No. 1 at the request of the applicant due to an unexpected departure for family purposes. The motion passed by voice vote/other.

2. [11985](#)

709 Struck Street - Street Graphics Variance, Electronic Changeable
Copy Ground Sign for Dane County Credit Union in UDD No. 2. 1st Ald.
Dist.

The motion provided for inclusion of the street address on the sign.

A motion was made by Ferm, seconded by Rummel, to Refer to the URBAN DESIGN COMMISSION. The motion passed by the following vote:

Excused: 1 -

John A. Harrington

Ayes: 5 -

Dawn O. O'Kroley; Todd R. Barnett; Richard L. Slayton; Jay B. Ferm and
Marsha A. Rummel

Noes: 3 -

Ronald S. Luskin; R. Richard Wagner and Mark M. Smith

Non Voting: 1 -

Bruce F. Woods

3. [18581](#)

1862 Beld Street - Minor Exterior Remodeling, Cellular Equipment
Installation in UDD No. 7. 13th Ald. Dist.

The motion instructed the applicants to look at placing the cable chase
(enclosure) with an offset of the building's façade on the westerly elevation
facing Park Street, along with the use of a totally different material rather than
EIFS or faux brick with a strong recommendation to consult with an architect
to better deal with integrating the design of the cellular equipment with the
building.

A motion was made by Wagner, seconded by Barnett, to Refer to the URBAN DESIGN COMMISSION. The motion passed by voice vote/other.

UNFINISHED BUSINESS**5.** [16323](#)

117 North Charter Street - PUD(SIP) for Charter Street Heating Plant
Upgrades. 8th Ald. Dist.

The motion provided for the following:

- Provide a concrete or stone base along the metal ribbed façade.
- The preference is for the brick color to be “Velore Brick” along with a revised side (south) elevation showing glass to include windows that match the main façade.

**A motion was made by Wagner, seconded by Luskin, to Grant Final Approval.
The motion passed by voice vote/other.**

6. [16321](#)

1501-1507 Wright Street/3502-3534 Straubel Street - PRD. 17th Ald. Dist.

The motion provided that in addition to the bike parking added with the hitch post style racks, the original bike parking as previously proposed needs to be added back in.

**A motion was made by Ferm, seconded by Rummel, to Grant Final Approval.
The motion passed by voice vote/other.**

7. [18485](#)

2202 South Stoughton Road - Expansion of Retail Building in Excess of 40,000 Square Feet, Farm & Fleet. 16th Ald. Dist.

The motion provided for the following:

- Look at the tree selection at the front property line to address the above comments, especially crabapples; look at a major canopy tree or shrubs.
- Add two canopy trees near the loading dock.
- Look at striping at the north end for a pedestrian walk across the drive aisle and future pedestrian walkway to the neighborhood.
- Stripe the front entry area to clearly mark pedestrian activity on the building’s main entry.
- Relocate existing trees (if necessary) to save them.
- Introduction of a blue canopy on the north end of the front entry.
- Look at two options for EIFS - standard finish and fine finish.
- Six bike parking stalls convenient to the front entrance with 2-4 at the service center. Consider stalls for bikes with trailers that will be parked there.
- Designate car/truck trailer parking in the southern most stalls as can be worked out.
- Place the cart corrals on the drawings so we can see where they are.
- Please provide a dimensioned site plan that shows parking aisles and landscaping.

**A motion was made by Barnett, seconded by Ferm, to Grant Initial Approval.
The motion passed by voice vote/other.**

A motion was made by Wagner, seconded by Ferm, to take Agenda Item No. 1 off the table following consideration of Agenda Item No. 7. The motion passed by voice vote/other.

1. [18488](#) 2825 University Avenue - Minor Exterior Remodeling in UDD No. 6 for International House of Pancakes. 11th Ald. Dist.

The motion provided for the following:

- The columns shall engage the underlying stone piers with the addition of brackets on each side below the gabled entry feature's posts with the southern fascia of the parapet to become a solid four-sided element that runs down from the peak of the existing roof to the bottom of the flat roof with parapet allowed to extend from the existing roof to the bottom of the new peak, eliminating the two residual EIFS triangles on either side of the IHOP façade to go back to staff for final approval.
- Any lighting comes back to staff for approval.

**A motion was made by Barnett, seconded by Rummel, to Grant Final Approval.
The motion passed by the following vote:**

Excused: 1 -
Mark M. Smith

Ayes: 6 -
Dawn O. O'Kroley; Todd R. Barnett; Richard L. Slayton; John A. Harrington; R. Richard Wagner and Marsha A. Rummel

Noes: 2 -
Ronald S. Luskin and Jay B. Ferm

Non Voting: 1 -
Bruce F. Woods

ROLL CALL

Present: 8 -
Marsha A. Rummel; Mark M. Smith; Todd R. Barnett; Bruce F. Woods;
Richard L. Slayton; Ronald S. Luskin; R. Richard Wagner and Jay B. Ferm

Excused: 2 -
Dawn O. O'Kroley and John A. Harrington

8. [18466](#) 9052-9062 Paddington Way - Planned Residential Development (P.R.D.), Modifications to Previously Approved Building Elevations. 1st Ald. Dist.

The motion provided for the following:

- Plant material as recommended by our landscape architect, to go back to staff.
- EIFS face around double hung windows to be treated with trim board.

**A motion was made by Barnett, seconded by Luskin, to Grant Final Approval.
The motion passed by the following vote:**

Excused: 2 -
John A. Harrington and Dawn O. O'Kroley

Ayes: 6 -
Todd R. Barnett; Richard L. Slayton; Ronald S. Luskin; R. Richard Wagner; Mark M. Smith and Marsha A. Rummel

Noes: 1 -
Jay B. Ferm

Non Voting: 1 -
Bruce F. Woods

9. [13295](#) 2 South Bedford Street - PUD(GDP-SIP), Mixed-Use Development, Signage Package. 4th Ald. Dist.

The motion provided that:

- The CVS Pharmacy backer blade sign shall not project into the right-of-way more than 24-inches.
- The size of the blade sign as approved is based on location in context with the building architecture and shall be as thin as possible.
- The blade sign shall be non-illuminated with no white background on metal panel, with the final design to come back for Commission approval.
- Depot signage as contained within the application packet was approved.

A motion was made by Barnett, seconded by Smith, to Grant Final Approval. The motion passed by the following vote:

Excused: 2 -
John A. Harrington and Dawn O. O'Kroley

Ayes: 5 -
Todd R. Barnett; Richard L. Slayton; R. Richard Wagner; Jay B. Ferm and Mark M. Smith

Noes: 2 -
Ronald S. Luskin and Marsha A. Rummel

Non Voting: 1 -
Bruce F. Woods

NEW BUSINESS

ROLL CALL

Present: 7 -
Marsha A. Rummel; Mark M. Smith; Todd R. Barnett; Bruce F. Woods; Richard L. Slayton; R. Richard Wagner and Jay B. Ferm

Excused: 3 -
Dawn O. O'Kroley; John A. Harrington and Ronald S. Luskin

10. [18842](#) 517-523 East Main Street - PUD(GDP-SIP), Demolition for a 21-Unit Building. 6th Ald. Dist.

The Urban Design Commission Received an Informational Presentation

BUSINESS BY MEMBERS

None.

ADJOURNMENT

A motion was made by Barnett, seconded by Smith, to Adjourn at 10:35 p.m. The motion passed by voice vote/other.